

**IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

COUNTRY CLASSICS AT	:
MORGAN HILL HOMEOWNERS'	:
ASSOCIATION, INC., a/k/a	:
COUNTRY CLASSICS AT	:
MORGAN HILL CONDOMINIUM	:
ASSOCIATION, INC.,	:
	:
Plaintiff	CIVIL ACTION
	:
vs.	:
	:
	NO. 09-CV-4903
COUNTRY CLASSICS AT	:
MORGAN HILL, LLC,	:
	:
Defendant	:

ORDER

AND NOW, this 27th day of April 2011, upon consideration of Defendant Country Classics at Morgan Hill, LLC's Motion to Dismiss Counts II and III and Motion for a More Definite Statement as to Count I (Doc. No. 2) and all filings thereto, it is hereby **ORDERED** that Defendant's Motion to Dismiss is **GRANTED** as to Count III, and as to Count II, insofar as it alleges contractual unconscionability.

It is further **ORDERED** that Defendant's Motion for a More Definite Statement as to Count I and Motion to Dismiss Plaintiff's Count II unjust enrichment claim are **DENIED**.

BY THE COURT:

/s/ **Cynthia M. Rufe**

HON. CYNTHIA M. RUF